



32 ELMWOOD DRIVE, CONGLETON, CHESHIRE,
CW12 4QY

OFFERS IN THE REGION OF £470,000



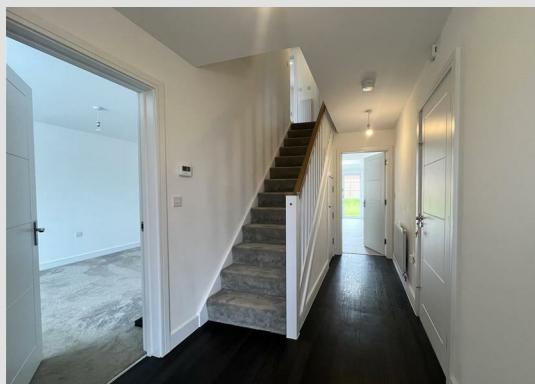
STEPHENSON BROWNE

OFFERED FOR SALE WITH NO ONWARD CHAIN! Built just over a year ago by the renowned builders 'Seddon Homes' this four-bed detached family home has been well maintained and upgraded throughout to include granite work surfaces, high quality tiling and flooring, fitted furniture and added alarm system, making this a home ready to move straight into! Situated on a prime spot of this exclusive residential development you will be surrounded by mature greenery and looking out onto fields beyond, with picturesque countryside walks right on your doorstep.

The local area of West Heath offers its own Shopping Precinct, just a short walk away from the property that is also within walking distance to two great schools including Quinta Primary and Congleton High School. You will have easy access onto the Wolstenholme Elmy Way Bypass providing easy commuters access onto the M6 and direct access through to Manchester.

Now coming into the property, you will enter into the downstairs hallway providing access to all ground floor accommodation with integral access into the garage, to the front elevation you will find the lounge, a brilliant sized room featuring a beautiful bay window with a lovely outlook onto the fields, down the hallway is the open plan kitchen/dining/family area, a perfect room to enjoy with the whole family and a great entertaining space with bifold doors out onto the rear garden. The Kitchen offers many integrated appliances and a central island, also used as a breakfast bar, from here you also have direct access into the utility and WC.

To the first floor are four good sized bedrooms, three with built in wardrobes, the master also enjoying a modern en suite, whilst the second and third bedroom have direct access into a jack and Jill bathroom. There is also a main family bathroom.



Off road parking is available for two vehicles to the front of the property with a laid to lawn area to the left hand side, the rear garden is accessible down both sides of the property. To the rear is a large laid to lawn area with paved patio, the perfect size garden to make your own.

Hallway

Providing access to all ground floor accommodation, wood effect flooring, two ceiling light fittings, thermostat, alarm system, central heating radiator, power points, stair access to first floor accommodation.

Lounge

18'0" x 10'9"

UPVC double glazed bay window to the front elevation, carpet flooring, two central heating radiators, ceiling light fitting, ample power points, TV point.

Dining Kitchen

21'7" x 11'1"

Modern fitted kitchen comprising wall and base units with upgraded granite work surface over, inset sink with single drainer and mixer tap, integrated eye level double oven and fridge freezer, integrated dishwasher, central island with five ring gas hob and extractor over, ample power points, ceiling spotlights, upgraded tiled flooring, access into utility and WC, central heating radiator.

Family Area

17'8" x 7'6"

UPVC double glazed bifold doors to the rear elevation, UPVC double glazed window to the rear elevation, three Velux windows, ceiling spotlights, upgraded tiled flooring, central heating radiator, ample power points, TV point.

Utility

5'4" x 4'1"

Counter top unit with space and plumbing underneath for a washing machine and dryer, upgraded tiled flooring, ceiling light fitting, external door access to the side elevation, power points, direct access into the WC.

W C

4'1" x 3'11"

Low level WC, hand wash basin with mixer tap and upgraded tiled splashback, upgraded tiled flooring, central heating radiator, ceiling light fitting, UPVC double glazed opaque window to the rear elevation, extractor fan.

Integral Garage

17'4" x 7'10"

Accessed from the hall, up and over garage door, ceiling strip light, electric/power, houses the fuse box, houses the combi boiler, power points.

Landing

Providing access to all first floor accommodation, access into airing cupboard, carpet flooring, ceiling light fitting, loft access.

Master Bedroom

18'0" x 11'1"

UPVC double glazed bay window to the front elevation, carpet flooring, two central heating radiators, built in double wardrobe, ceiling light fitting, ample power points, direct access into the en suite, TV point.

En Suite

6'2" x 4'7"

Modern three piece suite with low level WC, hand wash basin with mixer tap and upgraded tiled splashback, walk in mixer shower with sliding glass shower door, upgraded tiled splashback and rainfall shower head, upgraded tiled flooring, ceiling spotlights, UPVC double glazed opaque window to the front elevation.

Bedroom Two

11'5" x 11'1"

UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, built in Sharp double wardrobe, fitted shelving unit, ample power points, central heating radiator, direct access into Jack and Jill bathroom.



Jack and Jill Bathroom

6'8" x 4'5"

Modern three piece suite comprising low level WC, hand wash basin with mixer tap, large walk in shower with sliding glass shower door, electric shower unit, upgraded tiled splashback and removable shower head, upgraded tiled flooring, ceiling spotlights, heated towel rail, shavers port, extractor fan, UPVC double glazed opaque window to the side elevation.

Bedroom Three

11'1" x 9'10"

UPVC double glazed window to the rear elevation, carpet flooring, Sharp built in wardrobe, central heating radiator, ceiling light fitting, ample power points, direct access into jack and jill bathroom.

Bedroom Four

11'5" x 7'6"

UPVC double glazed window to the rear elevation, carpet flooring, ceiling light fitting, central heating radiator, power points.

Family Bathroom

6'8" x 6'7"

Modern three piece suite with low level WC, hand wash basin with mixer tap, low level bath with mixer tap, upgraded tiled splashback, upgraded tiled flooring, ceiling spotlights, extractor fan, heated towel radiator, shavers port.

Externally

Externally the property benefits a tarmac'd driveway to the front with parking available for two vehicles side by side, to the left hand side is a well maintained laid to lawn area leading down the side of the property, there is access down both sides of the property into the rear garden. To the rear is a large laid to lawn area with paved patio, the perfect size garden to make your own.

Tenure

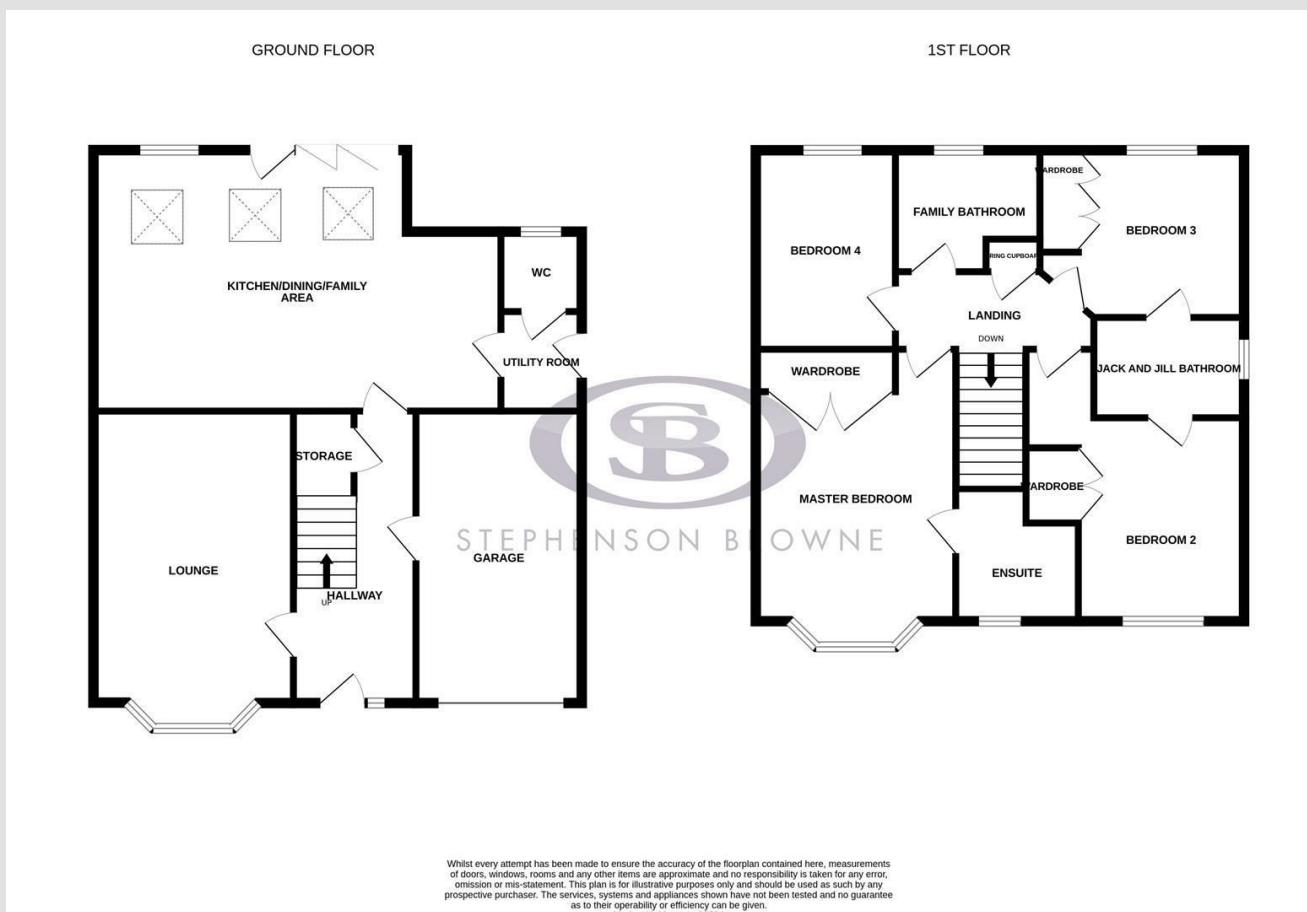
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. There is a maintenance charge of £180 per annum.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.



Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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